

128.0

0002

0028.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

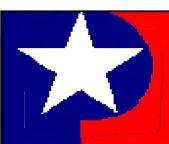
941,000 / 941,000

USE VALUE:

941,000 / 941,000

ASSESSED:

941,000 / 941,000


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

| No    | Alt No | Direction/Street/City |
|-------|--------|-----------------------|
| 32-34 |        | SCHOOL ST, ARLINGTON  |

| OWNERSHIP                      | Unit #: |
|--------------------------------|---------|
| Owner 1: P&M CARUSO FAMILY LLC |         |
| Owner 2: C/O PAUL CARUSO       |         |
| Owner 3:                       |         |
| Street 1: 63 MORNINGSIDE DRIVE |         |
| Street 2:                      |         |

|                     |            |
|---------------------|------------|
| Twn/City: ARLINGTON |            |
| St/Prov: MA         | Cntry      |
| Postal: 02474       | Own Occ: N |

|                                |       |
|--------------------------------|-------|
| PREVIOUS OWNER                 |       |
| Owner 1: CARUSO MARIA A -      |       |
| Owner 2: C/O PAUL CARUSO -     |       |
| Street 1: 63 MORNINGSIDE DRIVE |       |
| Twn/City: ARLINGTON            |       |
| St/Prov: MA                    | Cntry |
| Postal: 02474                  | Type: |

|                                                                                                                                                                                                                                                      |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| NARRATIVE DESCRIPTION                                                                                                                                                                                                                                |  |
| This parcel contains .137 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2547 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms. |  |

|                   |            |
|-------------------|------------|
| OTHER ASSESSMENTS |            |
| Code              | Descrip/No |
|                   | Amount     |
|                   | Com. Int   |

|                  |           |
|------------------|-----------|
| PROPERTY FACTORS |           |
| Item             | Code      |
| Z                | R2        |
| o                | TWO FAMIL |
| n                | 100       |
| Census:          | water     |
| Flood Haz:       | Sewer     |
| D                | Electri   |
| s                | Exempt    |
| t                |           |

|                  |          |
|------------------|----------|
| BUILDING PERMITS |          |
| Date             | Number   |
| 12/5/2017        | 1616     |
|                  | Porch    |
|                  | 15,000 C |
| 11/2/2017        | 1458     |
|                  | Porch    |
|                  | 4,000 C  |

|                      |             |
|----------------------|-------------|
| ACTIVITY INFORMATION |             |
| Date                 | Result      |
| 5/3/2018             | Inspected   |
| 4/18/2018            | MEAS&NOTICE |
| 1/20/2009            | Measured    |
| 11/13/2000           | Hearing N/C |
| 4/28/2000            | Inspected   |
| 12/1/1999            | Measured    |
| 1/1/1982             | KM          |

|       |                                |
|-------|--------------------------------|
| Sign: | VERIFICATION OF VISIT NOT DATA |
|-------|--------------------------------|

|                                   |              |
|-----------------------------------|--------------|
| LAND SECTION (First 7 lines only) |              |
| Use Code                          | Description  |
| 104                               | Two Family   |
|                                   | 5962         |
|                                   | Sq. Ft.      |
|                                   | Site         |
|                                   | 0 80. 1.00 9 |

|                    |             |           |           |           |            |            |      |       |            |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |
|--------------------|-------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Depth / PriceUnits | No of Units | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 104                | Two Family  | 5962      | Sq. Ft.   |           | 0          | 80.        | 1.00 | 9     |            |           |        |   |        |   |        |   | 479,087         |           |   |           |        |      | 479,100   |       |

Total AC/HA: 0.13687

Total SF/SM: 5962

Parcel LUC: 104 Two Family

Prime NB Desc: Brackett

Total: 479,087

Spl Credit

Total: 479,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

|                                          |                   |                          |                 |                           |                     |                      |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
|------------------------------------------|-------------------|--------------------------|-----------------|---------------------------|---------------------|----------------------|----------|-------------------------|------------|-----|------|---------------|------|--------|------------|------------|--------------|--|--|--|
| <b>EXTERIOR INFORMATION</b>              |                   |                          |                 | <b>BATH FEATURES</b>      |                     |                      |          | <b>COMMENTS</b>         |            |     |      | <b>SKETCH</b> |      |        |            |            |              |  |  |  |
| Type: 13 - Multi-Garden                  | 2A - 2 Sty +Attic | Full Bath: 2             | Rating: Average | A Bath:                   | Rating:             |                      |          |                         |            |     |      |               |      | OPP 17 | 17         |            |              |  |  |  |
| (Liv) Units: 2                           | Total: 2          | 3/4 Bath:                | Rating:         | A 3QBth:                  | Rating:             |                      |          |                         |            |     |      |               |      | OPP    | 6          |            |              |  |  |  |
| Foundation: 3 - BrickorStone             |                   |                          |                 | 1/2 Bath:                 | Rating:             |                      |          |                         |            |     |      |               |      | (1092) | 26         |            |              |  |  |  |
| Frame: 1 - Wood                          |                   |                          |                 | A HBth:                   | Rating:             |                      |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| Prime Wall: 4 - Vinyl                    |                   |                          |                 | OthrFix:                  | Rating:             |                      |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| Sec Wall: %                              |                   |                          |                 |                           |                     |                      |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| Roof Struct: 1 - Gable                   |                   |                          |                 | <b>OTHER FEATURES</b>     |                     |                      |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| Roof Cover: 1 - Asphalt Shgl             |                   |                          |                 | Kits: 2                   | Rating: Average     |                      |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| Color: WHITE                             |                   |                          |                 | A Kits:                   | Rating:             |                      |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| View / Desir:                            |                   |                          |                 | Fpl:                      | Rating:             |                      |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| <b>GENERAL INFORMATION</b>               |                   |                          |                 | WSFlue:                   | Rating:             |                      |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| Grade: C - Average                       |                   |                          |                 | <b>CONDOS INFORMATION</b> |                     |                      |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| Year Blt: 1926                           |                   | Eff Yr Blt:              |                 | Location:                 |                     |                      |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| Alt LUC:                                 |                   | Alt %:                   |                 | Total Units:              |                     |                      |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| Jurisdict:                               |                   | Fact: .                  |                 | Floor:                    |                     | <b>REMODELING</b>    |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| Const Mod:                               |                   | Lump Sum Adj:            |                 | % Own:                    |                     | <b>RES BREAKDOWN</b> |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| Avg Ht/FL: STD                           |                   | Prim Int Wal 2 - Plaster |                 | Name:                     |                     | Exterior:            |          | No Unit                 | RMS        | BRS | FL   |               |      |        |            |            |              |  |  |  |
| Sec Int Wall: %                          |                   | Partition: T - Typical   |                 | Override:                 |                     | Interior:            |          | 1                       | 6          | 3   | 1    |               |      |        |            |            |              |  |  |  |
| Prim Floors: 3 - Hardwood                |                   | Total: 31 %              |                 | Special:                  |                     | Additions:           |          | 1                       | 5          | 2   | 1    |               |      |        |            |            |              |  |  |  |
| Sec Floors: %                            |                   | Bsmnt Flr: 12 - Concrete |                 | Override:                 |                     | Kitchen:             |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| Bsmnt Gar: %                             |                   | Subfloor:                |                 | Baths:                    |                     | Bath:                |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| Electric: 3 - Typical                    |                   | Bsmnt Gar:               |                 | Plumbing:                 |                     | Electric:            |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| Insulation: 2 - Typical                  |                   | NBHD Inf: 1.00000000     |                 | NBHD Mod:                 |                     | Heating:             |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| Int vs Ext: S                            |                   | Adj \$ / SQ: 198.093     |                 | LUC Factor: 1.00          |                     | General:             |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| Heat Fuel: 1 - Oil                       |                   | Other Features: 101500   |                 | Adj Total: 662317         |                     | WtAv\$/SQ:           |          | Rate                    | Parcel ID  | Typ | Date | Sale Price    |      |        |            |            |              |  |  |  |
| Heat Type: 5 - Steam                     |                   | Grade Factor: 1.00       |                 | Depreciation: 205318      |                     | AvRate:              |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| # Heat Sys: 2                            | % Heated: 100     | % AC: %                  | NBHD Mod:       |                           | Final Total: 456999 |                      | Ind. Val |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| Solar HW: NO                             |                   | Central Vac: NO          |                 | Depreciated Total: 456999 |                     | Juris. Factor:       |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| % Com Wal                                |                   | % Sprinkled              |                 | Before Depr: 198.09       |                     | Special Features: 0  |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| <b>MOBILE HOME</b>                       |                   |                          |                 |                           |                     |                      |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| Make: Model: Serial # Year: Color:       |                   |                          |                 |                           |                     |                      |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b>          |                   |                          |                 |                           |                     |                      |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| <b>PARCEL ID</b> 128.0-0002-0028.0       |                   |                          |                 |                           |                     |                      |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| Code                                     | Description       | A                        | Y/S             | Qty                       | Size/Dim            | Qual                 | Con      | Year                    | Unit Price | D/S | Dep  | LUC           | Fact | NB Fa  | Appr Value | JCod JFact | Juris. Value |  |  |  |
| 3                                        | Garage            | D                        | Y               | 1                         | 18X21               | A                    | AV       | 1926                    | 21.61      | T   | 40   | 104           |      |        | 4,900      |            | 4,900        |  |  |  |
| More: N                                  |                   |                          |                 | Total Yard Items: 4,900   |                     |                      |          | Total Special Features: |            |     |      | Total: 4,900  |      |        |            |            |              |  |  |  |
| <b>RESIDENTIAL GRID</b>                  |                   |                          |                 |                           |                     |                      |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| <b>SKETCH</b>                            |                   |                          |                 |                           |                     |                      |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| <b>DEPRECIATION</b>                      |                   |                          |                 |                           |                     |                      |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| <b>CALC SUMMARY</b>                      |                   |                          |                 |                           |                     |                      |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| <b>COMPARABLE SALES</b>                  |                   |                          |                 |                           |                     |                      |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| <b>SUB AREA</b>                          |                   |                          |                 |                           |                     |                      |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| <b>SUB AREA DETAIL</b>                   |                   |                          |                 |                           |                     |                      |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| <b>IMAGE</b>                             |                   |                          |                 |                           |                     |                      |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |
| <b>AssessPro Patriot Properties, Inc</b> |                   |                          |                 |                           |                     |                      |          |                         |            |     |      |               |      |        |            |            |              |  |  |  |